

**AGENDA**  
**BOARD OF TRUSTEES**  
**TOWN OF WESTCLIFFE**  
**TUESDAY, NOVEMBER 19, 2024**  
**PATTERSON HALL – 1000 MAIN**  
**REGULAR MEETING**  
**5:30 p.m.**  
Join by Zoom  
Meeting ID: 818 5670 3226  
Passcode: 423986  
By phone: 1 719 359 4580

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Recognition of Visitors
5. Consent Agenda

Note: All items listed under the Consent Agenda are routine and are approved with one motion. There will be a separate discussion of these items if a Board Member or citizen requests. The item may be removed from the Consent Agenda and considered separately at the discretion of the Board of Trustees.

- A. APPROVAL OF MINUTES
- B. TREASURER'S REPORT
- C. APPROVAL OF BILLS

6. Old Business

None.

7. New Business

- a. Consideration of a request to approve the lease agreement with 4 Rivers Equipment with payments to begin January 2025.
- b. **PUBLIC HEARING:** For consideration of approving rezoning blocks: 19 & 20, 33 & 34, and Town-owned lots in Westcliffe from Residential to Multi-Family District.
- c. Consideration of approving proposed Ordinance # 5-2024 the rezoning of Town owned lots BLK 33 (lots 15-28) from Single Family to Multi-Family District per the Planning Commission's recommendation and designating 33A and 34A.
- d. Consideration of approving proposed Ordinance # 6-2024 the rezoning of BLK 19, 20, 33 (lots 1-14), & 34 from Single Family Multi Family District per the Planning Commission's recommendation.
- e. **PUBLIC HEARING:** For consideration of approving rezoning 106 South 7<sup>th</sup> Street from Residential Single Family to Traditional Neighborhood.
- f. Consideration of approving proposed Ordinance # 7-2024 the rezoning of 106 South 7<sup>th</sup> Street from Residential Single Family to Traditional Neighborhood per the Planning Commission's recommendation.
- g. Consideration of a request to publish a Request for Proposal for IT services.
- h. Consideration of a request to approve the overage of \$8,047.60 of the Black Hills Energy bill for the EV charging stations work.

8. Additions to the Agenda

9. Staff & Committee Reports
10. Public Comment – Westcliffe citizens or business owners can comment on agenda items only and are limited to three (3) minutes. A request can be made to be placed on a future month's agenda if they want to address the Board of Trustees on issues related to the Town of Westcliffe.

Adjourn

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**CALL TO ORDER**

Mayor Wenke called the meeting to order at 5:30 P.M.

**ROLL CALL**

The following members were present: Mayor Wenke, Mr. Dembosky, Mr. Jagow, Mr. Wilhelm, and Mr. Fulton.

**PLEDGE OF ALLEGIANCE**

Mayor Wenke led the Pledge of Allegiance.

**OTHERS PRESENT**

Paul & Mary Zawacki, Christy Patterson, Barry Keene, Rock Canda, Kenny Patterson, Claudia Henning, Jerry Peters, Boyd (?), Virginia Mc Nerney, Bruce Flynn, Bianca Trenker, Bryan & Ann Fusco, Jordan Hedberg, Randi Snead, Erin Christie, Kathy Reis, Caleb Patterson, Attorney Clay Buchner (Zoom).

**TREASURER’S REPORT**

	<b>REVENUE RECEIVED</b>	<b>BALANCE OF ACCOUNTS</b>
<b>General Fund Checking:</b>	\$ 97,450.73	\$ 276,600.95
CSafe-GF Core 11:	\$ 2,496.04	\$ 573,986.08
CSafe-3% Tabor Reserve 13:	\$ 212.58	\$ 48,860.84
CSafe-General Fund Reserve-14	\$ 1,751.28	\$ 402,727.04
CSafe-Tennis Ct.-Core-16	\$ 91.66	\$ 21,049.50
<b>Tennis Court Checking:</b>	\$ 0.00	\$ 5,219.32
<b>Municipal Court Checking:</b>	\$ 0.00	\$ 2,407.70
<b>Conservation Trust Fund Checking:</b>	\$ 1,256.03	\$ 12,826.85
CSafe-CF Core 15	\$ 192.38	\$ 44,201.28
<b>Capital Fund Checking:</b>	\$ 24.55	\$ 230,776.90
CSafe-CF Core 12:	\$ 2,498.76	\$ 574,617.64

**EXPENDITURES:**

<b>GENERAL FUND:</b>	\$	<b>74,401.53</b>
<b>MUNICIPAL COURT:</b>	\$	<b>0.00</b>
<b>TENNIS COURT:</b>	\$	<b>0.00</b>
<b>CONSERVATION TRUST FUND:</b>	\$	<b>0.00</b>
<b>CAPITAL FUND:</b>	\$	<b>930.74</b>

**APPROVAL OF CONSENT AGENDA**

- a. Approval of minutes
- b. Treasurer’s Report – Both amended August and September reports.
- c. Approval of Bills

**ACTION:** Mr. Wilhelm moved, and Mr. Fulton seconded to approve the consent agenda. Motion carried.

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**OLD BUSINESS**

None

**NEW BUSINESS**

- a. **Consideration of a request to approve a Domestic Violence Awareness Month Proclamation.**

The representative from Family Crisis Services did not attend the meeting but the Board still accepted a motion. Mr. Fulton pointed out that in the first sentence of the proclamation 'her' should be changed to 'their'.

**ACTION:** Mr. Dembosky moved, and Mr. Wilhelm seconded to approve a Domestic Violence Awareness Month Proclamation with an editorial change as noted. Motion carried.

- b. **Presentation by the Department of Local Affairs (DOLA) representative about Proposition 123 and the More Housing Now and Land Use Initiatives grant.**

Ms. Snead (the South-Central Regional Manager for DOLA) reported that they recommended Westcliffe's application for a housing needs assessment and market study to the executive director and will hear back within a week. The housing needs assessment is necessary to do as part of the affordable housing grant process. Silver Cliff and Custer County will be helping with funding for the housing needs assessment.

She provided background on how DOLA helps towns participate in grants related to affordable housing and where the funding comes from. She then answered questions from both the Board and citizens about workforce housing and how it can impact municipalities.

- c. **Consideration of a request to approve Resolution #7-2024 placing a mural on the East side of the building located at 402 Main Street.**

Mr. Fulton recused himself because he owns the building next to it. The mural is of a group of local wild animals coming out of a doorway.

**ACTION:** Mr. Jagow moved, and Mr. Dembosky seconded to approve Resolution #7-2024 placing a mural on the East side of the building located at 402 Main Street. Motion carried.

- d. **Consideration of a request to approve Resolution #8-2024 amending the Town of Westcliffe Policies Handbook to state that the Town will pay 90% of health insurance for employees.**

Ms. Christie reported that at the budget workshop, the Board agreed to pay 90% of the cost of health insurance for employees, so the Policy Handbook should reflect that change.

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**ACTION:** Mr. Wilhelm moved, and Mr. Fulton seconded to approve Resolution #8-2024 amending the Town of Westcliffe Policies Handbook to state that the Town will pay 90% of health insurance for employees. Motion carried.

**e. Consideration of a request to approve the contract with Allyant.**

Ms. Christie reported that the contract with Allyant for accessibility services needs to be approved since the funds allocated for it in the 2025 budget were approved. Beginning July 1, 2025, all Colorado municipalities must be in compliance with HB21-1110, which means websites and documents must be accessible to the visually impaired.

**ACTION:** Mr. Jagow moved, and Mr. Wilhelm seconded to approve the contract with Allyant. Motion carried.

**f. Consideration of a request to schedule the December Board of Trustees meeting on December 10<sup>th</sup> rather than December 17<sup>th</sup> in order to adopt the 2025 budget.**

Ms. Christie reported that the budget must be adopted by December 15<sup>th</sup>, so the Board of Trustees meeting must be moved to December 10<sup>th</sup> or a special meeting scheduled to adopt the budget.

**ACTION:** Mr. Jagow moved, and Mr. Fulton seconded to approve scheduling the December Board of Trustees meeting on December 10<sup>th</sup> rather than December 17<sup>th</sup> in order to adopt the 2025 budget. Motion carried.

**g. Consideration of approving proposed Ordinance #6-2024 adopting Title 10, Chapter 1, Section 17 "ADU's" to the Municipal Code per the Planning Commission's recommendation.**

Mr. Patterson reported that in order to apply for the More Housing Now and Land Use Initiative grant, there is a Land Use Strategy Checklist that needs to be completed, and this is one of the items that needs to be accomplished by the Town.

**ACTION:** Mr. Jagow moved, and Mr. Fulton seconded to approve proposed Ordinance #6-2024, adopting Title 10, Chapter 1, Section 17 "ADU's" to the Municipal Code per the Planning Commission's recommendation. Motion carried.

**h. Discussion and consideration of amending the Town of Westcliffe Policies Handbook, Section 203, Performance Evaluations.**

Mayor Wenke reported that he wants performance reviews for both the Town Clerk and Town Manager based on a 'Management by Objectives' plan, so he would like the Policies Handbook to reflect that. After discussion with the Board, it was decided that a workshop will be scheduled in December after Mayor Wenke is back from his trip to address details and language of the plan.

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**STAFF & COMMITTEE REPORTS**

**a. Report from Town Manager**

Mr. Patterson reported that he negotiated a better rate for the John Deere Front-End Loader and will go over those figures at the budget workshop.

He attended the Housing Colorado Conference in Keystone and learned more about affordable housing by connecting with different state entities.

The lodging workshop went well, and progress was made toward changing the Town's lodging ordinance, which will be on the December agenda.

Jess Price's daughter called him complementing the new Park renovations. A plaque will be placed in the Park soon.

The EV charging stations have been installed, but still need to be programmed. The original agreement with Black Hills Energy was for \$10,000 but the Town has been charged \$18,000 so the overage issue will be put on November's agenda.

The RMS Powell Street Project is complete.

The public hearing for the rezoning of the South six lots will be on November's agenda.

**b. Report from Town Clerk**

Ms. Christie reported that the Town received grant money from SIPA to help with accessibility requirements. She is using the money to hire a web developer to make the Town's website ADA-compliant, which includes remediating all current documents on the site. Work will begin soon.

**Mr. Wilhelm** moved, and **Mr. Wilhelm** seconded to close the regular meeting and open the Board of Adjustments meeting. Motion carried.

**BOARD OF ADJUSTMENTS**

Old Business

- a. Continued discussion of the Ace Hardware lights.

Mayor Wenke opened the Board of Adjustments meeting and then recused himself and left the room. Mr. Dembosky ran the meeting.

Mr. Zawacki expressed his concerns about the lights at Ace Hardware not being resolved yet, specifically the free standing light poles in the parking lot not being shielded, and the Lumens and

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Kelvins ratings on the building lights. After continued discussion Mr. Patterson, Mr. Dembosky, and Mr. Jagow said they would contact Ace Hardware and work with Jeremy to resolve the issues. Mr. Zawacki requested that this be done by December 1 and, if not, then he will request to be put on the December Board of Trustees meeting agenda again.

**Mr. Jagow** moved, and **Mr. Fulton** seconded to close the Board of Adjustments meeting and re-open the regular meeting. Motion carried.

Public Comment – None.

**Mr. Fulton** moved, and **Mr. Dembosky** seconded to adjourn. Motion carried.

**ADJOURN**

Recorded by:  
Erin Christie  
Deputy Town Clerk

**GENERAL FUND**

Airgas USA	Shop Maint./Supplies	267.05
All Aboard Westcliffe	Town non-profit donation	1,500
Austin, Gloria	Park usage damage deposit refund	100.00
Black Hills Energy	Lights/Electric	1,522.66
Bruchner's Truck & Equipment	Vehicle Maint./Supplies	88.71
Card Services	Office Supplies	721.99
CarQuest Auto Parts	Vehicle Maint./Supplies	256.68
CenturyLink	Phone/Elevator	50.18
Christie, Erin	Employee clothing allowance reimbursement	13.36
Coberly, Trisha	Website accessibility work - Web developer Ph. 2	2,000.00
Coberly, Trisha	Website accessibility work - Web developer Ph. 1	800.00
Custer County Rd. & Bridge	Street Maint.& Fuel	432.07
Custer County School	Street closure refund - event cancelled	250.00
Custer County Sheriff's Office	4th Qtr. Contract	15,537.50
Dark Skies, Inc.	Park usage damage deposit refund	100.00
ERB Element	Communications services	3,000.00
Hilltop Broadband	Internet	291.25
JH Westcliffe LLC	Town 2024 non-profit donation	4,509.75
Langston Concrete Inc.	TAP Phase II - split rail fence - sidewalk along Rosita Ave.	1,000.00
Lowe's Pay and Save, Inc.	Supplies	6.98
Norup Gas	Propane	62.40
Norup Gas	Propane	198.51
Pomp's Tire Service, Inc	Vehicle Maint./Supplies	1,209.12
Pueblo Bearing Service	Vehicle Maint./Supplies	1,206.00
Rocks Parts, Co	Vehicle Maint./Supplies	79.45
Round Mtn. Water & Sanitation District	Water & Sewer	1,031.35
Sangres Art Guild	Town 2024 non-profit donation	1,600.00
Tovrea, Sheri	3 random employee & 2 pre-employment drug tests	100.00
Valley Ace Hardware	Supplies	365.91
Westcliffe Petroluem Inc.	Vehicle Maint./Parts	354.12
Wet Mtn Tribune	Publishing	103.40
Wet Mtn. Valley Rotary CSI	Town 2024 non-profit donation	452.82
Xerox Corporation	Meter Read/Lease Payment	185.45

**Payroll Expenses**

CEBT	Employer/Health Ins.	1,259.88
CEBT	Employee/Health Ins.	340.80
EFTPS	October Payroll Taxes	7,927.60
GWRS	Employee Share Retirement Fund (ACH)	3,934.33
GWRS	Employer Share Retirement Fund (ACH)	1,086.76

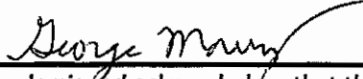
<b>BILLS TO DATE</b>		<b>\$52,179.03</b>
<b>OCTOBER 2024 PAYROLL</b>		<b>\$24,127.58</b>
<b>TOTAL GENERAL FUND EXPENDITURES FOR OCTOBER 2024</b>		<b>\$76,306.61</b>

**CAPITAL FUND**

Ayres Associates, Inc.	Design-Final Powell Project	3,600.00
Ayres Associates, Inc.	CDOT SA#23660 Design Phase TAP	19,325.00



Ayres Associates, Inc.	CDOT SA #23660 Construction Managment TAP	39,343.54
Deere Financial	Lease Payment	930.74
Langston Concrete, Inc.	RMS-1 Powell Ave Sidewalk Improvements	318,000.00
Langston Concrete, Inc.	TAP M352-003 (23660) Payout 4 Payment	716,588.75
Timberline Building Systems, LLC	Balance Jess Price Park	56,836.78
<b>TOTAL CAPITAL FUND EXPENDITURES FOR OCTOBER 2024</b>		<b>\$1,154,624.81</b>



The undersigned acknowledges that the above listed invoices were presented for review.

**REVENUES RECEIVED IN OCTOBER 2024**

**GENERAL FUND**

<b>Cash</b>		
<b>Credit Card</b>		
Massage Essentials	New business license	40.00
Travis Denlinger	Fence Permit #F241023-1 60 Kryptonite Ct.	100.00
<b>Checks</b>		
Brenchley, Katherine	New business license	40.00
Downing Property Services	Building Permit #241008-1 311 S. 2nd St.	605.00
Double Vision, Inc. (Native Woods)	Building Permit #240924-1 107 S. 4th St.	425.00
Custer County School	Homecoming parade street closure deposit	250.00
Crystal Mt. Center	Special Event Liquor permit	175.00
Statewide Internet Portal Authority	Micro grant for accessibility help	4,000.00
Bootleggers Mercantile LLC	Liquor license renewal application	125.00
Black Hills Energy	Franchise fee	1,972.09
Veterans Rescue Ranch Ltd.	Special Event permit	35.00
Robert Fulton	Building Permit #241015-1 404 Main St.	470.00
Barbara Gissespie	Fence Permit #F101524-1	100.00
Cliff Lanes, LLC	Liquor license renewal application	125.00
Brush Hollow Creek Construction	Excavation Permit #E241017-1	275.00
Sterling Development Group LTD	Quarterly Disposable Bag Fee	12.54
Custer County Treasurer		1,316.52
	INC- Current Interest	14.57
	MHC- Current Taxes MH	4.99
	RBC-Current Road & Bridge	298.19
	RLC-Current Tax	235.58
	SOA-Specific Ownership A	195.90
	SOB-Specific Ownership B	578.35
	TFC-Treasurer Fee	- 11.06
Custer County Treasurer	Clerk Fees Sales Tax	253.38
United Business Bank	Interest	24.80
State of Colorado	Cigarette Tax	247.90
State of Colorado	2% Sales Tax	79,209.38
State of Colorado	Highway Users Tax	3,185.25
<b>GENERAL FUND CHECKING REVENUE RECEIVED IN OCTOBER 2024</b>		<b>\$92,986.86</b>

Csafe-GF Core-11	Interest	\$2,485.42
Csafe-3% Tabor Reserve-13	Interest	\$211.72
Csafe-GF Reserve-14	Interest	\$1,743.94
Csafe-GF Reserve-16	Interest	\$91.20

**TENNIS COURT PROJECT CHECKING**

<b>TENNIS COURT PROJECT CHECKING REVENUE RECEIVED IN OCTOBER 2024</b>		<b>\$0.00</b>

Castle Bar Homes LLC	Ordinance violation	1,200.00
<b>MUNICIPAL COURT CHECKING REVENUE RECEIVED IN OCTOBER 2024</b>		<b>\$1,200.00</b>

**REVENUES RECEIVED IN OCTOBER 2024**

<b>CONSERVATION TRUST FUND</b>		
United Business Bank	Interest	0.54
<b>CONSERVATION TRUST FUND REVENUE RECEIVED IN OCTOBER 2024</b>		<b>\$0.54</b>

CSafe-CF Core 15	Interest	<b>\$191.58</b>
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<b>CAPITAL FUND</b>		
United Business Bank	Interest Capital Fund Checking	37.64
Custer County Treasurer	Clerk Fees Sales Tax-1%	126.69
State of Colorado (Town of Westcliffe)	1% Sales Tax	39,604.69
State of Colorado (Town of Westcliffe)	Inv. #6 23660/24056 Inv. #1511623401	627,356.82
Verizon Wireless	Lease Payment	1,000.00
<b>CAPITAL FUND CHECKING REVENUE RECEIVED IN OCTOBER 2024</b>		<b>\$668,125.84</b>

CSafe-CF Core 12	Interest	<b>\$2,048.14</b>
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**BALANCE IN ALL FUND ACCOUNTS**

<b>GENERAL FUND CHECKING</b>		<b>\$303,223.23</b>
CSafe-GF Core-11		\$576,471.50
CSafe-3% Tabor Reserve-13		\$49,072.56
CSafe-GF Reserve-14		\$404,470.98
CSafe-Tennis Ct. Core-16		\$21,140.70
<b>TENNIS COURT PROJECT CHECKING</b>		<b>\$5,219.32</b>
<b>MUNICIPAL COURT CHECKING</b>		<b>\$3,607.70</b>
<b>TOTAL GENERAL FUND ACCOUNTS</b>		<b>\$1,363,205.99</b>

<b>CONSERVATION TRUST FUND CHECKING</b>		<b>\$12,827.39</b>
CSafe-CF Core 15		\$44,392.86
<b>TOTAL CONSERVATION TRUST FUND ACCOUNTS</b>		<b>\$57,220.25</b>

<b>CAPITAL FUND CHECKING</b>		<b>\$193,178.72</b>
CSafe-CF Core 12		\$258,665.78
<b>TOTAL ALL CAPITAL FUND ACCOUNTS</b>		<b>\$451,844.50</b>

**CASH BALANCE OF ALL FUND ACCOUNTS** **\$1,872,270.74**

NOTE: 1% Sales tax of \$39,604.69 and \$126.69 Clerk Fees Sales Tax were transferred to the Capital Fund from the General Fund.

NOTE: \$318,000.00 transferred from CSAFE Core 25-12 to Capital Fund Checking

NOTE: \$500,000 transferred from Capital Fund Checking to CSAFE Core 25-12

**Town of Westcliffe**  
**General Fund Profit & Loss Budget Performance**  
 October 2024

	Oct 24	Budget	Jan - Oct 24	YTD Budget	Annual Budget
<b>Income</b>					
7000 · General Property Taxes	240.57	5,617.08	78,413.79	56,170.84	67,405.00
7050 · Specific Ownership Taxes	774.25	666.66	7,363.79	6,666.68	8,000.00
7100 · Town Sales Taxes	79,462.76	76,721.70	683,934.74	767,217.05	920,660.45
7101 · Town Sales Tax License	80.00	416.66	5,160.00	4,166.68	5,000.00
7106 · Penalties & Int-Delinquent Tax	14.57	16.66	97.03	166.68	200.00
7115 · Franchise Fee	1,972.09	2,916.66	26,493.80	29,166.68	35,000.00
7120 · Special Assesments	0.00	0.00	0.00	0.00	0.00
7125 · Building & Zoning Permits	1,500.00	3,333.33	50,740.00	33,333.34	40,000.00
7126 · Fence/Sign/Excavation Permits	475.00	150.00	2,731.00	1,500.00	1,800.00
7127 · Special Use By Review Permits	0.00	50.00	900.00	500.00	600.00
7130 · Traffic Fines & Ordinances	1,200.00	8.33	1,225.00	83.34	100.00
7135 · Court Costs	0.00	0.00	0.00	0.00	0.00
7140 · Liquor Licenses/Special Events	460.00	125.00	3,960.00	1,250.00	1,500.00
7148 · Disposable Bag Fee	12.54	0.00	1,749.04	0.00	0.00
7150 · Cigarette Tax	0.00	166.66	1,817.17	1,666.68	2,000.00
7160 · Interest Income	0.00	9,282.92	47,499.70	92,829.16	111,395.00
7165 · Miscellaneous Income	0.00	83.33	6,920.43	833.34	1,000.00
7200 · Highway Users Tax	0.00	2,584.25	26,385.57	25,842.50	31,011.00
7205 · Road & Bridge Funds	298.19	3,027.22	34,858.52	30,272.18	36,326.62
7215 · American Rescue Plan Funds	0.00	0.00	0.00	0.00	0.00
7239 · Condtributions from General Fund	0.00	0.00	0.00	0.00	0.00
7300 · Tennis Court Donation Fund	0.00	8.33	40.62	83.34	100.00
7305 · Events Center-Rental Fees	0.00	258.33	2,550.00	2,583.34	3,100.00
7310 · Bluff Site Maint. Fee	0.00	0.00	3,318.94	0.00	0.00
7315 · Park Usage Fee	0.00	133.33	1,225.00	1,333.34	1,600.00
7807 · Reimbursed Expenses	0.00	0.00	0.00	0.00	0.00
7810 · Transfers In	0.00	0.00	0.00	0.00	0.00
7820 · Lease Equipment-I	0.00	0.00	0.00	0.00	0.00
7840 · State Grant	0.00	0.00	0.00	0.00	0.00
7845 · Federal Grant	0.00	16.66	0.00	166.68	200.00
7871 · Grant-SIPA	4,000.00	0.00	4,000.00	0.00	0.00
7940 · Sale of Assets	0.00	0.00	0.00	0.00	0.00
<b>Total Income</b>	<b>90,489.97</b>	<b>105,583.11</b>	<b>991,384.14</b>	<b>1,055,831.85</b>	<b>1,266,998.07</b>
<b>Cost of Goods Sold</b>					
5001 · Cost of Goods Sold	0.00	0.00	0.00	0.00	0.00
<b>Total COGS</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Gross Profit</b>	<b>90,489.97</b>	<b>105,583.11</b>	<b>991,384.14</b>	<b>1,055,831.85</b>	<b>1,266,998.07</b>
<b>Expense</b>					
4001 · Reconciliation Discrepancies	0.00	0.00	0.00	0.00	0.00
8000 · Trustees	71.93	333.33	2,414.05	3,333.34	4,000.00
8005 · Ordinances & Procedures	103.40	500.00	5,134.47	5,000.00	6,000.00
8010 · Colo. Muni League Dues	0.00	77.08	0.00	770.84	925.00
8015 · Elections	0.00	175.00	2,072.85	1,750.00	2,100.00
8020 · General Accounting	0.00	100.00	3,498.99	1,000.00	1,200.00
8025 · Auditing	0.00	816.66	4,000.00	8,166.68	9,800.00
8030 · Attorney	129.00	2,000.00	10,623.50	20,000.00	24,000.00
8035 · Insurance - General	0.00	1,329.50	15,982.41	13,295.00	15,954.00
8040 · Workman's Compensation	0.00	516.66	8,202.00	5,166.68	6,200.00
8050 · Colorado State Unemployment	17.12	86.25	418.43	862.52	1,035.02
8100 · Town's Share FICA	2,096.89	1,782.54	20,932.77	17,825.34	21,390.42
8110 · Town's Share MEDI	490.41	416.88	4,895.57	4,168.84	5,002.60
8115 · Town Share Health Insurance	3,922.91	3,735.83	25,523.71	37,358.34	44,830.00
8120 · Town Share Retirement Fund	1,086.76	1,725.03	11,390.61	17,250.34	20,700.40

**Town of Westcliffe  
General Fund Profit & Loss Budget Performance**

October 2024

	Oct 24	Budget	Jan - Oct 24	YTD Budget	Annual Budget
8200 · Clerk/Treasurer Wages	5,166.67	4,611.37	51,666.70	46,113.66	55,336.40
8205 · Deputy Clerk	9,131.18	9,345.67	87,563.90	93,456.66	112,148.00
8208 · Communications Manager	3,000.00	3,000.00	30,000.00	30,000.00	36,000.00
8210 · Clerk Education	0.00	83.33	392.03	833.34	1,000.00
8215 · Office Supplies	185.78	150.00	4,472.50	1,500.00	1,800.00
8220 · Town Manager Wages	5,500.00	5,500.00	55,000.00	55,000.00	66,000.00
8225 · Manager/Bldg/Zoning Education	0.00	166.67	2,686.03	1,666.66	2,000.00
8235 · Building Inspector	1,645.19	3,012.53	12,680.09	30,125.34	36,150.40
8236 · Project Manager	0.00	0.00	0.00	0.00	0.00
8240 · County Treasurer's Fees	11.06	166.67	1,975.23	1,666.66	2,000.00
8245 · Municipal Court Wages	0.00	0.00	0.00	0.00	0.00
8250 · Municipal Court Postage	0.00	0.00	0.00	0.00	0.00
8280 · Payroll Expenses	0.00	0.00	56.93	0.00	0.00
8300 · Town Hall Maintenance	3,310.75	416.67	17,444.78	4,166.66	5,000.00
8308 · Town Hall Utilities	534.78	708.33	6,413.11	7,083.34	8,500.00
8310 · Lease Equipment	120.50	14.00	1,205.00	140.00	168.00
8315 · Lease Principal	0.00	90.94	0.00	909.34	1,091.22
8316 · Lease Interest	0.00	15.57	0.00	155.64	186.78
8405 · Animal Control	0.00	43.75	780.42	437.50	525.00
8410 · Organizational Membership Dues	0.00	75.00	540.00	750.00	900.00
8415 · Recycling Program	0.00	0.00	0.00	0.00	0.00
8500 · Town Man Wages	0.00	0.00	0.00	0.00	0.00
8501 · Seasonal Wages	0.00	0.00	0.00	0.00	0.00
8505 · Public Works Education	0.00	166.67	0.00	1,666.66	2,000.00
8508 · Street & Park Supervisor	0.00	4,959.89	0.00	49,598.92	59,518.70
8510 · Street and Park Tech Wages	12,718.40	10,439.30	135,564.03	104,393.00	125,271.60
8515 · Street Maintenance & Fuel	1,546.13	4,750.00	31,786.80	47,500.00	57,000.00
8520 · Emergency Snow Removal	0.00	2,500.00	0.00	25,000.00	30,000.00
8525 · Street Lighting	1,060.72	1,250.00	10,763.81	12,500.00	15,000.00
8530 · Vehicle & Equip. Maintenance	3,194.08	2,083.33	25,209.76	20,833.34	25,000.00
8538 · Shop Maintenance	578.90	833.33	11,469.89	8,333.34	10,000.00
8540 · Shop Utilities	295.17	583.33	4,137.82	5,833.34	7,000.00
8545 · Highway Barn Utilities	168.62	583.33	2,869.88	5,833.34	7,000.00
8550 · Highway Barn Maint.	0.00	166.67	0.00	1,666.66	2,000.00
8600 · Park Utilities	1,046.88	1,666.67	35,493.34	16,666.66	20,000.00
8605 · Park Maintenance	0.00	5,000.00	52,069.20	50,000.00	60,000.00
8700 · Custer County Sheriff	15,537.50	5,179.17	62,150.00	51,791.66	62,150.00
8800 · Donations	0.00	2,383.33	13,480.94	23,833.34	28,600.00
8802 · Plastic Pollution Act	0.00	0.00	0.00	0.00	0.00
8805 · Grants/Local	8,062.57	2,083.33	18,323.00	20,833.34	25,000.00
8806 · American Rescue Plan Expenses	0.00	9,668.19	0.00	96,681.90	116,018.28
8807 · Marketing	0.00	1,250.00	3,129.11	12,500.00	15,000.00
8808 · Economic Development	0.00	0.00	0.00	0.00	0.00
8809 · Capital Improvement Plan	0.00	0.00	0.00	0.00	0.00
8810 · Contingencies	0.00	1,666.67	0.00	16,666.66	20,000.00
8811 · Contribution to/from Capital Fun	0.00	38,333.33	460,000.00	383,333.34	460,000.00
8815 · 1% Sales Tax to Capital Fund	0.00	0.00	0.00	0.00	0.00
8820 · Transfers Out	0.00	0.00	0.00	0.00	0.00
8900 · Principal GLTD	0.00	0.00	0.00	0.00	0.00
8950 · Interest GLTD	0.00	0.00	0.00	0.00	0.00
9014 · Equipment Debt Service	0.00	0.00	0.00	0.00	0.00
9340 · Debt Service	0.00	0.00	0.00	0.00	0.00
<b>Total Expense</b>	<b>80,733.30</b>	<b>136,541.80</b>	<b>1,254,413.66</b>	<b>1,365,418.22</b>	<b>1,638,501.82</b>
<b>Net Income</b>	<b>9,756.67</b>	<b>-30,958.69</b>	<b>-263,029.52</b>	<b>-309,586.37</b>	<b>-371,503.75</b>

## TOWN OF WESTCLIFFE

11/13/24

## Capital Fund Profit &amp; Loss Budget Performance

Accrual Basis

October 2024

	Oct 24	Budget	Jan - Oct 24	YTD Budget	Annual Budget
<b>Income</b>					
CRF7225 Federal Grants	0.00	0.00	0.00	0.00	0.00
CRF7160 - Interest Income	0.00	4,666.67	52,050.61	46,666.66	56,000.00
CRF7210 - Grants (New Roadway Proj)	0.00	0.00	0.00	0.00	0.00
CRF7211 - Grants (New) TP-Audit	0.00	0.00	0.00	0.00	0.00
CRF7212 - Grant (New Town Property)	0.00	20,833.33	0.00	208,333.34	250,000.00
CRF7213 - Grants (Existing) RW	1,258,287.61	0.00	2,035,479.97	0.00	0.00
CRF7220 - Grants (New) RW	0.00	178,327.50	0.00	1,783,275.00	2,139,930.00
CRF7223 - CDOT Grants (Existing) RW	0.00	0.00	0.00	0.00	0.00
CRF7224 - Grants (Existing) Town Pro	0.00	0.00	0.00	0.00	0.00
CRF7238 - Other Contributions	0.00	0.00	0.00	0.00	0.00
CRF7270 - Lease Proceeds Verizon Tower	1,000.00	1,000.00	10,000.00	10,000.00	12,000.00
CRF7280 - Capital Lease Proceeds	0.00	0.00	0.00	0.00	0.00
CRF7285 - 1% Sales Tax from General Fund	79,336.07	38,381.25	381,176.50	383,812.50	460,575.00
CRF7290 - Misc. Sales	0.00	0.00	0.00	0.00	0.00
CRF7300 - Tennis Court Donation Fund	0.00	0.00	0.00	0.00	0.00
CRF7805 - Grants (Existing) Town Property	0.00	0.00	0.00	0.00	0.00
CRF7810 - Transfers From General Fund	0.00	38,333.37	0.00	383,333.26	460,000.00
<b>Total Income</b>	<b>1,338,623.68</b>	<b>281,542.12</b>	<b>2,478,707.08</b>	<b>2,815,420.76</b>	<b>3,378,505.00</b>
<b>Expense</b>					
CRF8215 - Office Supplies/Bank Fees	0.00	0.00	0.00	0.00	0.00
CRF9011 - CIP Roadway (Existing)	0.00	25,833.33	239,327.09	258,333.34	310,000.00
CRF9012 - CIP Town Property (Existing)	0.00	33,750.00	412,548.90	337,500.00	405,000.00
CRF9013 - CIP Equipment (Existing)	0.00	0.00	0.00	0.00	0.00
CRF9014 - Equipment Debt Service	1,861.48	930.75	10,238.14	9,307.50	11,169.00
CRF9016 - Building Debt Service	0.00	0.00	0.00	0.00	0.00
CRF9025 - CIP Roadway (New)	755,932.29	189,660.87	2,162,061.04	1,896,608.26	2,275,930.00
CRF9026 - CIP-Town Property (New)	318,000.00	23,958.33	318,000.00	239,583.34	287,500.00
CRF9027 - CIP-Equipment (New)	0.00	4,416.67	42,920.56	44,166.66	53,000.00
CRF9101 - Improvements-Design	22,925.00	3,750.00	78,428.34	37,500.00	45,000.00
<b>Total Expense</b>	<b>1,098,718.77</b>	<b>282,299.95</b>	<b>3,263,524.07</b>	<b>2,822,999.10</b>	<b>3,387,599.00</b>
<b>Net Income</b>	<b>239,904.91</b>	<b>-757.83</b>	<b>-784,816.99</b>	<b>-7,578.34</b>	<b>-9,094.00</b>

**Town of Westcliffe**  
**CTF Profit & Loss Budget Performance**  
October 2024

	<u>Oct 24</u>	<u>Budget</u>	<u>Jan - Oct 24</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
<b>Income</b>					
7000 · State Lottery Income	0.00	458.33	4,507.03	4,583.34	5,500.00
7050 · Interest Income	0.00	6.83	1,779.58	68.34	82.00
<b>Total Income</b>	<u>0.00</u>	<u>465.16</u>	<u>6,286.61</u>	<u>4,651.68</u>	<u>5,582.00</u>
<b>Gross Profit</b>	0.00	465.16	6,286.61	4,651.68	5,582.00
<b>Expense</b>					
9001 · Capital Outlay	0.00	4,166.66	0.00	41,666.68	50,000.00
<b>Total Expense</b>	<u>0.00</u>	<u>4,166.66</u>	<u>0.00</u>	<u>41,666.68</u>	<u>50,000.00</u>
<b>Net Income</b>	<u>0.00</u>	<u>-3,701.50</u>	<u>6,286.61</u>	<u>-37,015.00</u>	<u>-44,418.00</u>

**2024 SALES TAX & PRIOR YEARS COMPARISONS**

	2020	2021	2022	2022	2022	2023	2023	2023	2024	2024	2024	% +/-
		3% total	2% of total (General Fund)	1% of total (Capital Fund)	3% Total Sales Tax	2% of total (General Fund)	1% of total (Capital Fund)	3% Total Sales Tax	2% of total (General Fund)	1% of total (Capital Fund)	3% Total Sales Tax	
<b>JAN</b>	34,234.63	69,693.17	52,130.67	26,065.34	78,196.01	56,099.57	28,049.78	84,149.35	60,846.07	30,423.03	91,269.10	8.46%
		150.80				9.67	4.83	14.50	48.33	24.17	72.50	
<b>FEB</b>	32,835.27	62,025.70	47,263.31	23,631.66	70,894.97	54,313.68	27,156.84	81,470.52	49,944.13	24,972.07	74,916.20	-8.05%
		232.01				29.00	14.50	43.50				
<b>MAR</b>	51,033.37	88,768.43	62,836.37	31,418.18	94,254.55	66,060.05	33,030.03	99,090.08	63,051.66	31,525.83	94,577.49	-4.55%
		15.95										
<b>APR</b>	46,184.28	77,315.01	63,620.32	31,810.16	95,430.48	58,872.59	29,436.30	88,308.89	61,648.47	30,824.23	92,472.70	4.72%
						106.34	53.17	159.51				
<b>MAY</b>	51,540.56	101,149.31	65,844.72	32,921.39	98,764.18	74,702.82	37,351.37	112,054.19	72,534.53	36,267.27	108,801.80	-2.90%
									1.93	0.97	2.90	
<b>JUNE</b>	69,361.40	121,572.25	87,594.31	43,797.16	131,391.47	90,134.77	45,067.39	135,202.16	86,941.95	43,470.97	130,412.92	-3.54%
						145.00	72.50	217.50				
		2% of total (General Fund)										% +/-
<b>JULY</b>	65,272.29	117,054.99	88,247.65	44,123.83	132,371.48	87,355.27	43,677.64	131,032.91	88,634.03	44,317.02	132,951.05	1.46%
		130.50										
<b>AUG.</b>	59,524.79	88,928.52	85,806.99	42,903.49	128,710.48	82,683.95	41,341.97	124,025.92	79,209.38	39,604.69	118,814.07	-4.20%
						174.00	87.00	261.00	253.38	126.69	380.07	
<b>SEPT.</b>	79,591.87	118,962.80	99,847.81	49,923.90	149,771.71	88,920.30	44,460.15	133,380.45	86,829.15	43,414.58	130,243.73	-2.35%
						87.00	43.50	130.50				
<b>OCT.</b>	58,001.14	99,222.56	70,957.73	35,478.87	106,436.60	71,952.51	35,976.25	107,928.76	0.00	0.00		-100.00%
		74.43				7.73	3.87	11.60				
<b>NOV.</b>	52,631.93	92,901.48	69,942.02	34,971.01	104,913.03	70,581.29	35,290.64	105,871.93	0.00	0.00		-100.00%
		44.47	7.25									
<b>DEC.</b>	66,270.58	101,609.63	71,268.61	35,634.30	106,801.41	49,448.45	24,724.23	74,172.68	0.00	0.00		-100.00%
<b>TOTAL</b>	547,579.60	845,999.44	865,360.51	432,679.29	1,237,258.96	851,683.99	425,841.96	856,030.03	649,943.02	324,971.51	974,914.53	13.89%

Proposed	510,000.00	898,561.65	802,216.84	401,108.42	1,203,325.26	842,327.68	421,163.84	1,263,491.52	920,660.45	460,575.00	1,381,235.45
Actual	547,579.60	1,139,740.36	865,360.51	432,679.29	1,297,936.37	851,683.99	425,841.96	856,030.03	649,943.02	324,971.51	974,914.53
Difference	-37,579.60	-241,178.71	-63,143.67	-31,570.87	-94,611.11	-9,356.31	-4,678.12	407,461.49	270,717.43	135,603.49	406,320.92



Quote Id: 31711853

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Prepared For:  
**TOWN OF WESTCLIFFE**



Prepared By: **PARKER WHITE**

4 Rivers Equipment, LLC  
685 E. Enterprise Drive  
Pueblo West, CO 81007

Tel: 719-547-3505  
Fax: 719-547-2550  
Email: [pwhite@4riversequipment.com](mailto:pwhite@4riversequipment.com)

Date: 23 September 2024

Offer Expires: 31 December 2024

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*Confidential*

**Quote Summary**

**Prepared For:**

TOWN OF WESTCLIFFE  
305 MAIN ST  
WESTCLIFFE, CO 81252  
Business: 719-783-2282  
TOWNCLERK@TOWNOFWESTCLIFFE.COM

**Prepared By:**

PARKER WHITE  
4 Rivers Equipment, LLC  
685 E. Enterprise Drive  
Pueblo West, CO 81007  
Phone: 719-547-3505  
pwhite@4riversequipment.com

**Leased for 7 years at 6.75% on annual payments starting January 1st, 2025.**

**Quote Id:** 31711853  
**Created On:** 23 September 2024  
**Last Modified On:** 15 October 2024  
**Expiration Date:** 31 December 2024

<b>Equipment Summary</b>	<b>Selling Price</b>	<b>Qty</b>	<b>Extended</b>
John Deere 324 P-Tier Compact Wheel Loader w/ 1.4 cu. yd General Purpose Bucket(SS) - 1LU324PALZB076661	\$ 136,267.19 X	1 =	\$ 136,267.19

2.1 cu. yd. Light Material Bucket (SS)	\$ 5,847.57 X	1 =	\$ 5,847.57
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**Equipment Total** **\$ 142,114.76**

<b>Trade In Summary</b>	<b>Qty</b>	<b>Each</b>	<b>Extended</b>
2021 JOHN DEERE 332G SKID STEER - 1T0332GMLMF393158	1	\$ 38,500.00	\$ 38,500.00
PayOff			\$ 12,776.12
Total Trade Allowance			\$ 25,723.88

**Trade In Total** **\$ 25,723.88**

<b>Quote Summary</b>	
Equipment Total	\$ 142,114.76
Trade In	\$ (25,723.88)
Finance	\$ 550.00
SubTotal	\$ 116,940.88
Est. Service Agreement Tax	\$ 0.00
<b>Total</b>	<b>\$ 116,940.88</b>
Down Payment	(0.00)
Rental Applied	(0.00)
<b>Balance Due</b>	<b>\$ 116,940.88</b>

Salesperson : X \_\_\_\_\_

Accepted By : X \_\_\_\_\_

# Selling Equipment

Quote Id: 31711853

Customer: TOWN OF WESTCLIFFE

## John Deere 324 P-Tier Compact Wheel Loader w/ 1.4 cu. yd General Purpose Bucket(SS) - 1LU324PALZB076661

**Equipment Notes:** ZBAR JS RAD FDL AUX CPLR SS H: 84076

**Hours:** 34

**Stock Number:** 188810

Code	Description	Qty
01H0T	2023 JOHN DEERE ZBAR JS RAD FDL AUX CPLR SS H: 84076	1
Standard Options - Per Unit		
01H0T183B	QTY:1 LESS JDLINK	1
01H0T0202	QTY:1 DESTINATION CODE US	1
01H0T0259	QTY:1 OPERATORS MANUAL ENGLISH	1
01H0T0451	QTY:1 STANDARD Z-BAR LINKAGE	1
01H0T0507	QTY:1 ATTACHMENT PERFORMANC	1
01H0T0950	QTY:1 LESS VISION SYSTEM	1
01H0T3003	QTY:1 HYDRO W/2 SPD TRANS-HI SPD	1
01H0T4062	QTY:1 FT4 ENGINE	1
01H0T5362	QTY:1 365/70R20 MITAS EM-01	1
01H0T6052	QTY:1 HALOGEN WORK LIGHTS	1
01H0T7400	QTY:1 LESS CPLR/QT CPLR READY	1
01H0T7500	QTY:1 LESS FORK FRAME	1
01H0T7800	QTY:1 LESS BUCKET	1
AT412608	QTY:1 QUICKTATCH ADAPTER, ELECTRIC	1
AT427686	QTY:1 BLOCK HEATER, E-SERIES KIT	1
at390659	QTY:1 ELECTRIC ATTCH CONTROL KIT	1
Dealer Attachments		
188886	1.4 CBKT	1

# Selling Equipment

Quote Id: 31711853

Customer: TOWN OF WESTCLIFFE

## 2.1 cu. yd. Light Material Bucket (SS)

Equipment Notes:

Hours:

Stock Number:

Code	Description	Qty
AT413238	2.1 cu. yd. (1.6 cu. m.) Light Material Bucket (Quik-Tatch)	1



# Finance Options

Valid through December 31, 2024  
Created On September 23, 2024

## New John Deere 324 P-Tier Compact Wheel Loader w/ 1.4 cu. yd General Purpose Bucket(SS)

Serial # 1LU324PALZB076661      34 hours

### Additional Items Included in Quote

New 2.1 cu. yd. Light Material Bucket (SS)

Selling Price                    **\$ 142,114.76**

Add'l Advanced Payment                    ---

Trade-Ins                                        **-\$ 38,500.00**

Net Selling Price                                **\$ 103,614.76**

Physical Damage Insurance                    ---

Preventive Maintenance                        ---

Extended Warranty                                ---

Service/Support Package                        ---

Filing / Origination Fees                        **\$ 550.00**

Total Lease Amount                              **\$ 116,940.88**

Purchase Option                                    **\$ 1.00**

## Lease Offer

Term in Months                                    **84**

Annual Hrs                                         **1000**

Cost/Hour                                         **\$ 20.26**

# \$ 20,259.86

## Annual

Quote does not include sales tax. Quote may or may not include property tax. Insurance, warranty, and fees quoted with this offer are included in the Cost/ Hour calculation.

Subject to approval by John Deere Financial. Taxes, freight, setup, and delivery charges, and optional charges for other services may or may not be included and could change the lease payment. Lease payments are in advance unless otherwise noted in the quote above and may vary based upon the end of lease term purchase option price. Not available for Consumer use. Available only at participating dealers.



**Customer Purchase Agreement/Commitment to Lease for**  
**John Deere Construction, Utility and Forestry**  
**Products and Compact Construction Equipment - US**  
 ("Purchase Agreement")

PA# 10719016  
 PA Revision# Original  
 Customer Name: TOWN OF WESTCLIFFE

<b>PURCHASER NAME AND ADDRESS (First Signer)</b>			
NAME(First, Middle, Last) TOWN OF WESTCLIFFE			
STREET or RR PO BOX 406			
CITY WESTCLIFFE	STATE CO	ZIP CODE 81252	COUNTY Custer
PHONE NUMBER 719-783-2282	EMAIL ADDRESS TOWNCLERK@TOWNOFWESTCLIFFE.CO		
REWARDS #			
<b>PURCHASER NAME AND ADDRESS (Second Signer)</b>			
NAME(First, Middle, Last)			
STREET or RR			
CITY	STATE	ZIP CODE	COUNTY
PHONE NUMBER	EMAIL ADDRESS		
REWARDS #			

<b>DEALER NAME AND ADDRESS</b>			
DEALER NAME 4 Rivers Equipment, LLC		Dealer Account No. : 177473	
STREET or RR 685 E. Enterprise Drive			
CITY Pueblo West	STATE CO	ZIP CODE 81007	Phone Number 719-547-3505
Date Of Order: Oct 15, 2024			
Dealer Order No.:		TYPE OF SALE: <input type="checkbox"/> CASH <input checked="" type="checkbox"/> LEASE <input type="checkbox"/> TIME SALE	
PURCHASER TYPE: 5 City/Town/Village		MARKET USE CODE: 12 Land Improvement	
Add Purchaser to Mailing List (Check One or More) <input type="checkbox"/> Construction <input type="checkbox"/> CCE <input type="checkbox"/> Utility <input type="checkbox"/> Forestry <input type="checkbox"/> Government			
PURCHASER IS: <input checked="" type="checkbox"/> Business <input type="checkbox"/> Individual		Purchaser Acct.:	
<input type="checkbox"/> SOCIAL SECURITY <input type="checkbox"/> IRS TAX ID NO <input type="checkbox"/> EIN			
NO.:			

EXTENDED WARRANTY IS: <input type="checkbox"/> Accept <input checked="" type="checkbox"/> Decline	LOCATION OF FIRST WORKING USE : Use County CUSTER	Use State/Province CO	COUNTY CODE 27
(Initials)			

Ultimate Uptime Package Purchase:  Yes  No (Initials)

QTY	W	M	O	H	D	Q	EQUIPMENT (Model, Size, Description)	Hours of Use	PIN or Serial Number	Delivered Cash Price
1	X						John Deere 324 P-Tier Compact Wheel Loader w/ 1.4 cu. yd General Purpose Bucket(SS) Stock # 188810	34	1LU324PALZB076661	\$ 136,267   19
1	X						2.1 cu. yd. Light Material Bucket (SS)			\$ 5,847   57
(1) TOTAL CASH PRICE										\$ 142,114   76

QTY	TRADE-IN (Model, Size, Description)	Hours of Use	PIN or Serial Number	AMOUNT
1	2021 JOHN DEERE 332G SKID STEER	680	1T0332GMLMF393158	\$ 38,500   00
<b>COMMENTS:</b> Leased for 7 years at 6.75% on annual payments starting January 1st, 2025.				
(2) TOTAL TRADE-IN ALLOWANCE				\$ 38,500   00
(3) TOTAL TRADE-IN PAY-OFF				\$ 12,776   12
(4) BALANCE				\$ 116,390   88
(5) Finance				\$ 550   00
(6) EST. SERVICE AGREEMENT TAXES				\$ 0   00
(7) SUBTOTAL				\$ 116,940   88
(8) RENTAL APPLIED				\$ 0   00
(9) CASH WITH ORDER				\$ 0   00
(10) BALANCE DUE (7-(8 & 9))				\$ 116,940   88



**JOHN DEERE**

Customer Purchase Agreement/Commitment to Lease for

PA#

10719016

John Deere Construction, Utility and Forestry

PA Revision#

Original

Products and Compact Construction Equipment - US

("Purchase Agreement")

Customer Name: TOWN OF WESTCLIFFE

Quote ID: 31711853

**ACKNOWLEDGMENTS:** Purchaser offers to sell, transfer, and convey the item(s) listed as "Trade In" to the Dealer at or prior to the time of delivery of the above product(s), as a "trade-in" to be applied against the cash price. Purchaser represents that each "trade-in" item shall be free and clear of all security interests, liens, and encumbrances at the time of transfer to the Dealer except to the extent shown below. The price to be allowed for each "trade-in" item is listed on this document. The Purchaser promises to pay or otherwise satisfy the Balance Due (line 9) shown hereon in cash, or to execute a Retail Installment Contract, Rental Purchase Option Contract, Lease Agreement or other security agreement for the Balance Due for the Equipment, plus additional charges shown thereon, on or before delivery of the Equipment ordered herein. Despite delivery of the Equipment to the Purchaser, title to the Equipment shall not pass to the Purchaser until the Balance Due is paid or is otherwise satisfied in full for Equipment purchases. For Equipment leases and rentals, title to the Equipment shall not pass to the Purchaser. The Purchaser and the Dealer agree that this Purchase Agreement is not a security agreement and that delivery of the Equipment to the Purchaser pursuant to this Purchase Agreement will not constitute possession of the Equipment by the Purchaser, as a debtor, for the purposes of the purchase money security provisions in any statutes relating to personal property security or its equivalent. Purchaser understands that its rights in connection with this transaction are limited as set forth in this Purchase Agreement.

The Purchaser(s) and the Dealer acknowledge that while this document is defined herein as a "Purchase Agreement", it serves as both a purchase agreement for the Equipment and/or a commitment to lease the Equipment. In addition, the defined term "Purchaser" extends to and includes both a purchaser of the Equipment and/or a lessee of the Equipment. Furthermore, this Purchase Agreement is deemed to constitute a "Purchase Order" or a "Customer Purchase Order for John Deere Construction, Utility and Forestry Products and Compact Construction Equipment" for the purposes of any other John Deere documents, including, without limitation, any dealer terms schedules.

**USE OF INFORMATION/PRIVACY NOTICE (U.S.):**

I understand that John Deere Construction & Forestry Company and its affiliates ("John Deere") and Dealer collect information, including my personal information and machine data to provide warranty, customer service, product and customer support, marketing and promotional information about Dealer, John Deere and their equipment, products and services and to support other business processes and purposes. See the John Deere Privacy Statement (<https://www.deere.com/en/privacy-and-data/privacy-statements/>) for additional information on the types of personal information and machine data John Deere collects, how it is collected, used and disclosed. See Dealer directly for information about its privacy policy.

**DISCLOSURE OF REGULATION APPLICABILITY:** When operated in California, any off-road diesel vehicle may be subject to the California Air Resources Board In-Use Off-Road Diesel Vehicle Regulation. It therefore could be subject to retrofit or accelerated turnover requirements to reduce emissions of air pollutants. More information is available on the California Air Resources Board website at <http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm>.

**IMPORTANT WARRANTY NOTICE:** The Standard Warranty for new John Deere construction, utility, forestry and compact construction products is set forth in a separate document the Dealer will provide to the Purchaser. Please read the Standard Warranty carefully before signing. No express warranty is made unless specified in the Warranty Statement. PURCHASER'S RIGHTS AND REMEDIES PERTAINING TO THIS TRANSACTION ARE LIMITED AS INDICATED IN THE STANDARD WARRANTY AND PURCHASE AGREEMENT. WHERE PERMITTED BY LAW, NO IMPLIED WARRANTY OF MERCHANTABILITY, CONDITIONS OR FITNESS IS MADE.

**TELEMATICS:**

Orders of telematic devices include only the hardware. Where available, telematics software, including JDLink™ connectivity service, may be enabled from your local John Deere Operations Center or JDLink website. Please see your authorized John Deere dealer for assistance.

The undersigned purchaser(s) (the "Purchaser") hereby orders the product(s) (the "Product") described above from the Dealer. The Dealer shall not be liable for failure to provide the Product or for any delay in delivery if such failure or delay is due to the Dealer's inability to obtain such Product from the manufacturer or supplier or other cause beyond the Dealer's control. The cash price shown above is subject to the Dealer receiving the Product from the manufacturer or supplier prior to any change in price by the manufacturer or supplier and is also subject to any new or increased taxes being imposed upon the sale of the Product after the date of this Purchase Order.

Purchaser's signature below acknowledges the Purchaser has received a copy of the Standard Warranty, Version   (Initials) and understands its terms and conditions.

Purchaser (First Signer)	TOWN OF WESTCLIFFE	Signature	_____	Date	_____
Purchaser (Second Signer)		Signature	_____	Date	_____
Dealer Representative	4 Rivers Equipment, LLC	Signature	_____	Date	_____
Salesperson	WHITE,PARKER	Signature	_____	Date	_____

DELIVERY ACKNOWLEDGEMENT	Delivered with Operator's Manual On: <span style="border: 1px solid black; padding: 2px;"> </span>	Purchaser Signature	_____
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- C&F Warranty     Hitachi Warranty  
 Timberjack Warranty

Show Details

**TOWN OF WESTCLIFFE, COLORADO  
ORDINANCE NO. 5-2024**

**AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF WESTCLIFFE, CUSTER  
COUNTY, COLORADO, REZONING AND AMENDING THE TOWN'S ZONING MAP REGARDING  
BLOCK 33 – LOTS 15-28, AND LABELING AND DESIGNATING TOWN LOTS  
33A AND 34A**

**WHEREAS**, the Town of Westcliffe, Colorado is a statutory town incorporated under the laws of the state of Colorado; and

**WHEREAS**, the Town of Westcliffe acting by and through its Town Board of Trustees has the power to regulate land use matters pursuant to Colorado Revised Statutes (C.R.S.) Section 31, Article 23 et seq.; and

**WHEREAS**, the Board of Trustees of the Town of Westcliffe are authorized to amend the Town's Zoning Map pursuant to the Town's Municipal Code, 10-1-11; and

**WHEREAS**, the Town Planning Commission recommends that the Board of Trustees rezone Block 33 – Lots 15-28, from “Residential Single Family” to “Multi-Family District”; and

**WHEREAS**, the Town Planning Commission, has determined that the rezoning is reasonable and not adverse to the interests of the Town or adjacent landowners and that such rezoning is in compliance with the Westcliffe Master Plan; and

**WHEREAS**, the Board of Trustees recognizes that certain portions of Town-owned property adjacent to the east of Block 33 and Block 34 are without label and designation on the Town Zoning Map; and

**WHEREAS**, the Board of Trustees has determined that labeling and designating those orphaned lots as 33A and 34A is not adverse to the interests of the Town or adjacent landowners and that such is in compliance with the Westcliffe Master Plan; and

**WHEREAS**, the Board of Trustees determines that it is the best interests of the Town to rezone Block 33 – Lots 15-28 and to label and designate lots 33A and 34A as “Multi-Family District” and to amend the Town's Zoning Map to reflect the same.

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF WESTCLIFFE, AMEND THE TOWN'S ZONING MAP AS FOLLOWS:**

- 1. Incorporation of Recitals.** The recitals set forth above are incorporated and ordained hereby as if set forth hereafter in full.



2. **Rezone.** The following described property in the Town of Westcliffe, Custer County, Colorado are hereby rezoned from “Residential Single Family” to “Multi-Family District”:

Block 33 - Lots 15-28 – Town Zoning Map

3. **Amendment of Zoning Map.** The official zoning map of the Town of Westcliffe, as amended from time to time, is further amended to designate the zoning of Block 33 – Lots 15-28 as “Multi-Family District” as denoted in Exhibit A, attached hereto and hereby incorporated by reference.
4. **Designation and Amendment of Zoning Map.** The official zoning map of the Town of Westcliffe, as amended from time to time, is amended to label Lots 33A and 34A and designate the same as “Multi-Family District” as denoted in Exhibit A, attached hereto and hereby incorporated by reference.
5. **Public Inspection.** The full text of this Ordinance, with any amendments, is available for public inspection at the office of the Town Clerk.
6. **Severability.** If any portion of this Ordinance is found to be void or ineffective, it shall be deemed severed from this Ordinance and the remaining provisions shall remain valid and in full force and effect.
7. **Posting, Publication and Effective Date.** Following the passage of this Ordinance, the Ordinance shall take effect 30 days after final publication in accordance with law.

THIS ORDINANCE WAS INTRODUCED AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF WESTCLIFFE, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED BY MAJORITY VOTE AT ITS REGULAR MEETING HELD AT THE TOWN OF WESTCLIFFE ON THE 19<sup>th</sup> DAY OF NOVEMBER, 2024.

**TOWN OF WESTCLIFFE**

By: \_\_\_\_\_  
Paul Wenke, Mayor

ATTEST:

\_\_\_\_\_  
Kathy Reis, Town Clerk

**TOWN OF WESTCLIFFE, COLORADO  
ORDINANCE NO. 6-2024**

**AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF WESTCLIFFE, CUSTER COUNTY, COLORADO, REZONING AND AMENDING THE TOWN'S ZONING MAP REGARDING TOWN BLOCKS 19, 20, 33 – LOTS 1-14, AND 34**

**WHEREAS**, the Town of Westcliffe, Colorado is a statutory town incorporated under the laws of the state of Colorado; and

**WHEREAS**, the Town of Westcliffe acting by and through its Town Board of Trustees has the power to regulate land use matters pursuant to Colorado Revised Statutes (C.R.S.) Section 31, Article 23 et seq.; and

**WHEREAS**, the Board of Trustees of the Town of Westcliffe are authorized to rezone property and amend the Town's Zoning Map pursuant to Town Municipal Code, 10-1-11; and

**WHEREAS**, the Town Planning Commission recommends that the Board of Trustees rezone Blocks 19, 20, 33 – Lots 1-14, and 34 from “Residential Single Family” to “Multi-Family District”; and

**WHEREAS**, the Town Planning Commission, has determined that the rezoning is reasonable and not adverse to the interests of the Town or adjacent landowners and that such rezoning is in compliance with the Westcliffe Master Plan; and

**WHEREAS**, the Board of Trustees determines that it is the best interests of the Town to amend the Town's Zoning Map by rezoning those certain pieces of real property described above.

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF WESTCLIFFE, AMEND THE TOWN'S ZONING MAP AS FOLLOWS:**

1. **Incorporation of Recitals.** The recitals set forth above are incorporated and ordained hereby as if set forth hereafter in full.
2. **Rezone.** The following described property in the Town of Westcliffe, Custer County, Colorado are hereby rezoned from “Residential Single Family” to “Multi-Family District”:

Block 19 – Town Zoning Map

Block 20 – Town Zoning Map

Block 33 - Lots 1-14 – Town Zoning Map

Block 34 – Town Zoning Map

3. **Amendment of Zoning Map.** The official zoning map of the Town of Westcliffe, as amended from time to time, is further amended to designate the zoning of Blocks 19, 20, 33 – Lots 1-14, and 34 as “Multi-Family District” as denoted in Exhibit A, attached hereto and hereby incorporated by reference.
4. **Public Inspection.** The full text of this Ordinance, with any amendments, is available for public inspection at the office of the Town Clerk.
5. **Severability.** If any portion of this Ordinance is found to be void or ineffective, it shall be deemed severed from this Ordinance and the remaining provisions shall remain valid and in full force and effect.
6. **Posting, Publication and Effective Date.** Following the passage of this Ordinance, the Ordinance shall take effect 30 days after such publication in accordance with law.

THIS ORDINANCE WAS INTRODUCED AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF WESTCLIFFE, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED BY MAJORITY VOTE AT ITS REGULAR MEETING HELD AT THE TOWN OF WESTCLIFFE ON THE 19TH DAY OF NOVEMBER, 2024.

**TOWN OF WESTCLIFFE**

By: \_\_\_\_\_  
Paul Wenke, Mayor

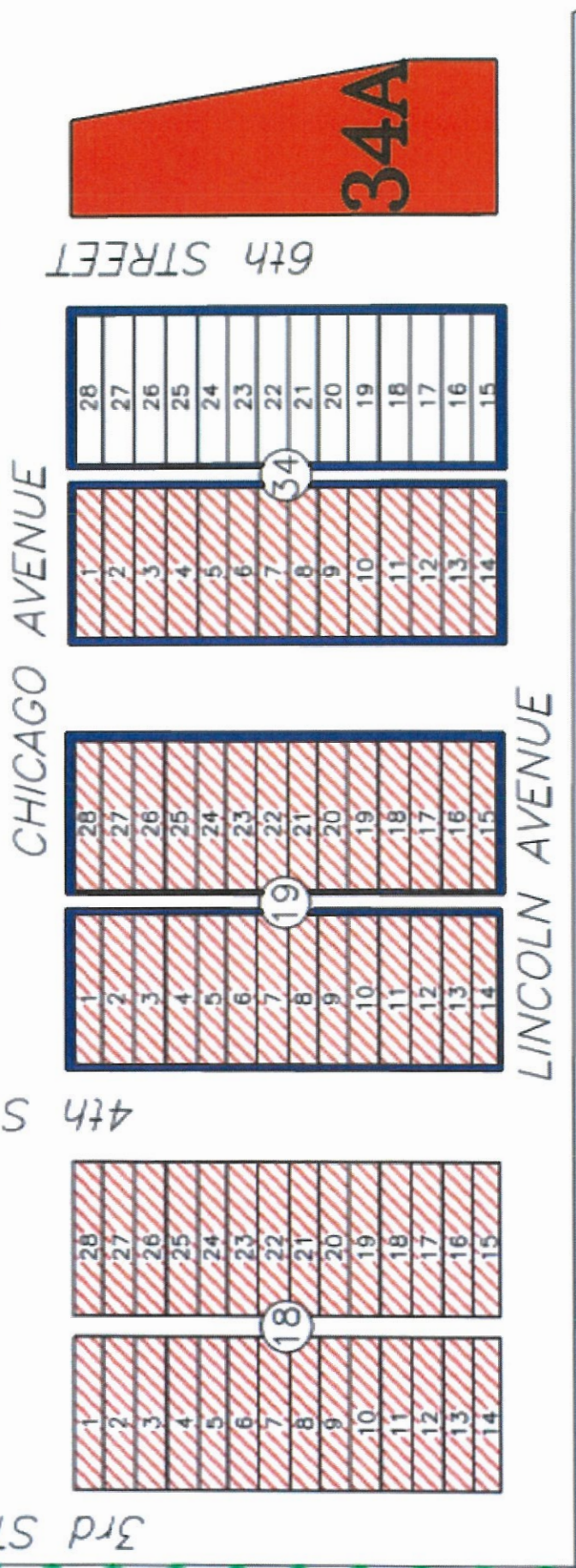
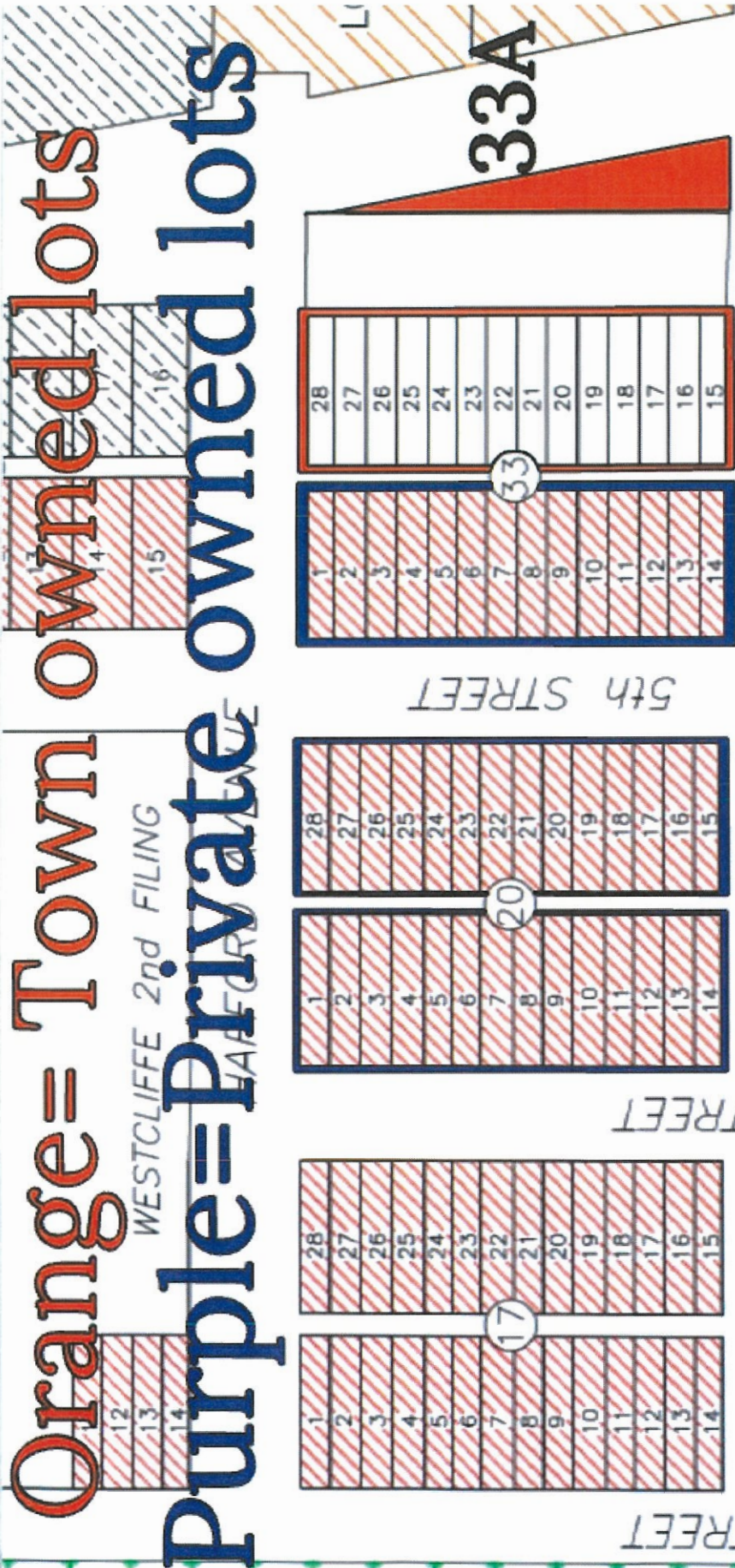
ATTEST:

\_\_\_\_\_  
Kathy Reis, Town Clerk

**Orange = Town owned lots**

**Purple = Private owned lots**

WESTCLIFFE 2nd FILING



**TOWN OF WESTCLIFFE, COLORADO  
ORDINANCE NO. 7-2024**

**AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF WESTCLIFFE, CUSTER  
COUNTY, COLORADO, REZONING AND AMENDING THE TOWN'S ZONING MAP REGARDING  
106 SOUTH 7<sup>TH</sup> STREET**

**WHEREAS**, the Town of Westcliffe, Colorado is a statutory town incorporated under the laws of the state of Colorado; and

**WHEREAS**, the Town of Westcliffe acting by and through its Town Board of Trustees has the power to regulate land use matters pursuant to Colorado Revised Statutes (C.R.S.) Section 31, Article 23 et seq.; and

**WHEREAS**, the Board of Trustees of the Town of Westcliffe are authorized to amend the Town's Zoning Map pursuant to the Town's Municipal Code, 10-1-11; and

**WHEREAS**, the Town Planning Commission recommends that the Board of Trustees rezone 106 South 7<sup>th</sup> Street, from "Residential Single Family" to "Traditional Neighborhood"; and

**WHEREAS**, the Town Planning Commission, has determined that the rezoning is reasonable and not adverse to the interests of the Town or adjacent landowners and that such rezoning is in compliance with the Westcliffe Master Plan; and

**WHEREAS**, the Board of Trustees determines that it is in the best interests of the Town to rezone 106 South 7<sup>th</sup> Street and to amend the Town's Zoning Map to reflect the same.

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF WESTCLIFFE, AMEND THE TOWN'S ZONING MAP AS FOLLOWS:**

1. **Incorporation of Recitals.** The recitals set forth above are incorporated and ordained hereby as if set forth hereafter in full.
  
2. **Rezone.** The following described property in the Town of Westcliffe, Custer County, Colorado is hereby rezoned from "Residential Single Family" to "Traditional Neighborhood":

106 South 7<sup>th</sup> Street – Town Zoning Map

3. **Amendment of Zoning Map.** The official zoning map of the Town of Westcliffe, as amended from time to time, is further amended to designate the zoning of 106 South 7<sup>th</sup> Street as "Traditional Neighborhood" as denoted in Exhibit A, attached hereto and hereby incorporated by reference.

4. **Public Inspection.** The full text of this Ordinance, with any amendments, is available for public inspection at the office of the Town Clerk.
5. **Severability.** If any portion of this Ordinance is found to be void or ineffective, it shall be deemed severed from this Ordinance and the remaining provisions shall remain valid and in full force and effect.
6. **Posting, Publication and Effective Date.** Following the passage of this Ordinance, the Ordinance shall take effect 30 days after final publication in accordance with law.

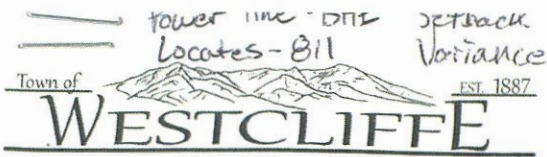
THIS ORDINANCE WAS INTRODUCED AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF WESTCLIFFE, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED BY MAJORITY VOTE AT ITS REGULAR MEETING HELD AT THE TOWN OF WESTCLIFFE ON THE 19<sup>th</sup> DAY OF NOVEMBER, 2024.

**TOWN OF WESTCLIFFE**

By: \_\_\_\_\_  
Paul Wenke, Mayor

ATTEST:

\_\_\_\_\_  
Kathy Reis, Town Clerk



# CHANGE APPLICATION

New Business A

Caleb Patterson- Town Manager  
Building and Zoning Official

WN OF WESTCLIFFE  
PO BOX 406  
1000 MAIN ST  
WESTCLIFFE, CO 81252

7th Aug  
PC Meeting

Sketch up free

300 Main Street Phone: 719-783-2282 Ext. 12  
O. Box 406 townmanager@townofwestcliffe.com  
westcliffe, CO. 81252 www.townofwestcliffe.com

Building & Zoning Official  
(719) 783-2282 Ext. 12

## APPLICATION

Variance  Zone Change  Use by Special Review  
 Vacate Lot Line  Other

MAILING ADDRESS PROPERTY ADDRESS  
Applicant Name Benjamin W Whivsey 106 S 7th Street  
Address: 1855 oak grove cir west westcliffe CO 81252  
City/State/Zip Westcliffe CO 81252 918-698-9867  
benwhivsey@gmail.com

DESCRIBE THE REQUESTED CHANGE EDIT BELOW  
Rezone to commercial residential  
Commercial First Floor residential second floor  
apartments  
Rezone from RSF to Traditional Neighborhood ATP

Property Owners Signature Benjamin W Whivsey Date 22 July 24

As the applicant, you are responsible for researching and understanding any covenants and/or restrictions attached to the subject property. By submitting this application, you are attesting that the proposed use is not in violation of any covenants or restrictions on the property, or that the proposed use has been otherwise approved by the HOA, POA, or other organization that enforces covenants and restrictions attached to the subject property. The Town of Westcliffe is not responsible for enforcing private land use covenants and/or restrictions. Approval of this application does not relieve the property or the applicant from the private enforcement of any covenants and restrictions attached to the subject property."

Building/Zoning Officials Signature [Signature] Date 7/25/24

### OFFICE USE

7/25/24 Filing Fee Paid \$ 300.00 Check Receipt 02878  
Public Hearing Date  
Hearing Notice Published  
Property Posted  
Approved  Denied

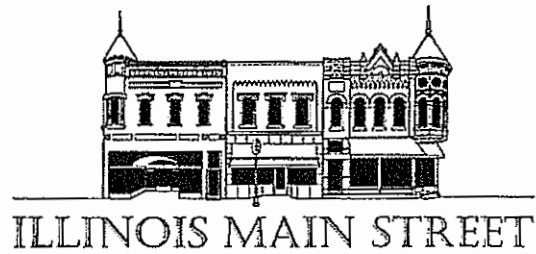
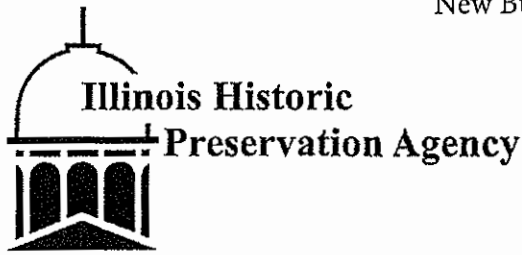
**In regards to the towns master plan our guiding principle is to be business friendly. By approving my application I will provide additional housing in the heart of the downtown district while providing business space to generate more income for the city of Westcliffe.**

New Business A

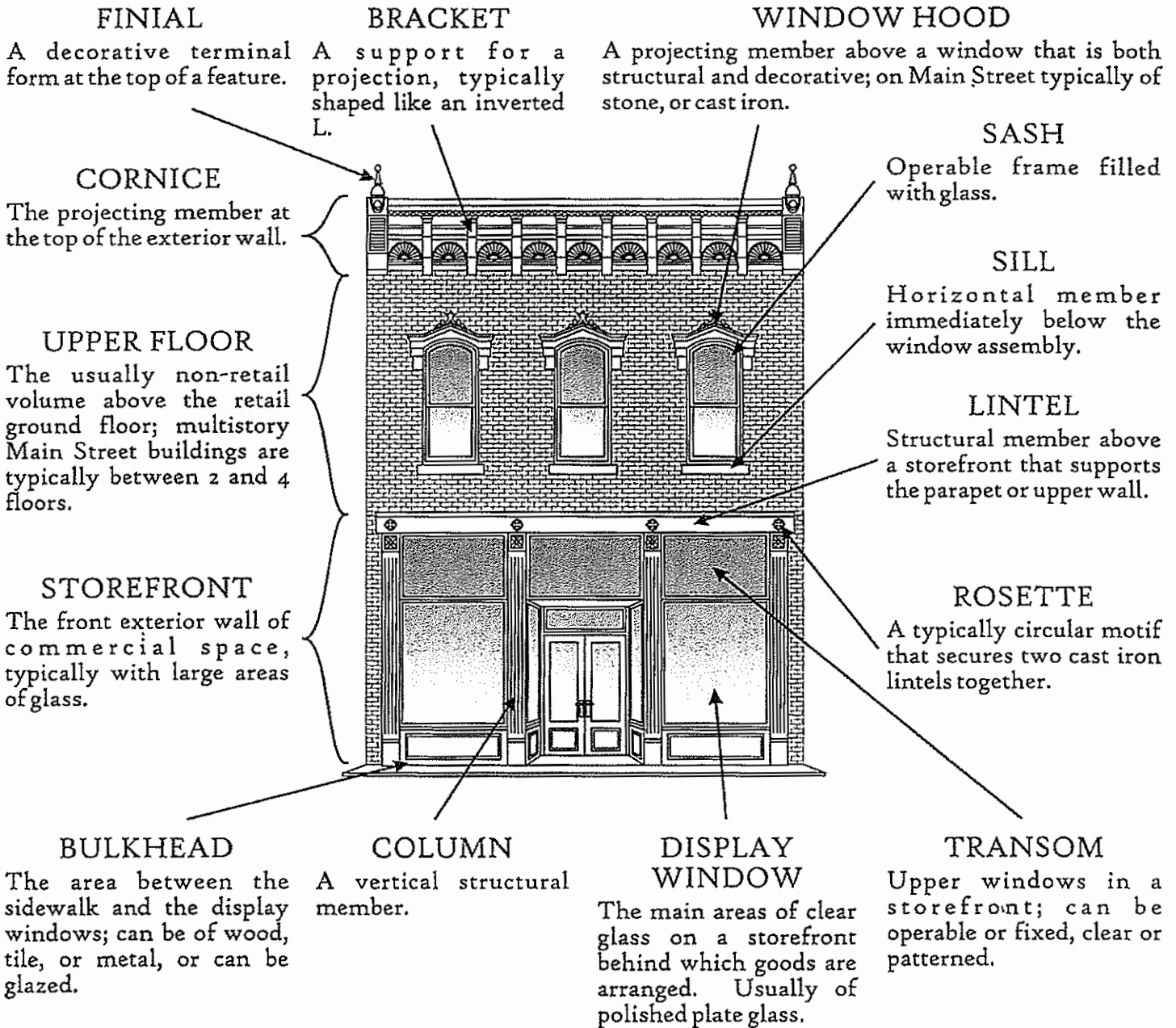








## ANATOMY OF A MAIN STREET BUILDING



Office of Lt. Governor  
414 Stratton Bldg.  
Springfield, IL 62706  
217.782.3734  
[www.state.il.us/lrgov](http://www.state.il.us/lrgov)

Illinois Historic Preservation Agency  
One Old State Capitol Plaza  
Springfield, IL 62701  
Fax: 217.524.7525  
[www.illinois-history.gov](http://www.illinois-history.gov)

Office of Lt. Governor  
100 W. Randolph  
JRTC, Suite 15-200  
Chicago, IL 60601  
312.814.5220

Mike Jackson, FAIA 217.785.5031 [mike.jackson@illinois.gov](mailto:mike.jackson@illinois.gov)  
Carol Dyson, AIA 217.524.0276 [carol.dyson@illinois.gov](mailto:carol.dyson@illinois.gov)  
Anthony Rubano 217.782.7459 [anthony.rubano@illinois.gov](mailto:anthony.rubano@illinois.gov)  
Anna Margaret Borntrager 217.782.7534 [annamargaret.borntrager@illinois.gov](mailto:annamargaret.borntrager@illinois.gov)  
Darius Bryjka 217.782.8221 [darius.bryjka@illinois.gov](mailto:darius.bryjka@illinois.gov)